



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Plan Commission Minutes June 6, 2019***

### **CALL TO ORDER**

Mark Davis called the meeting of the Plan Commission to Order on Thursday, June 6, 2019, at 7:00 PM.

### **PLEDGE OF ALLEGIANCE & SWEAR IN**

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

### **ATTENDANCE/ROLL CALL**

Members Present: Shirley Howard, Mark Davis, Don Luddeke, Mary Jo Akeman, Roger Tracy, Don Scaturro, Wayne Reuter and Ritch Alexander. Excused absence John Janek, Peggy Cunningham and Frank Orris. Also present were: Zoning Administrator Steve Willaredt, Alderman Tim Elliott, Alderman Andy Mathes and Alderman Mary Davis.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting May 2, 2019 and this evening's Agenda was made by Roger Tracy and second by Wayne Reuter. All in favor. Motion carried.

### **COMMENTS BY THE CHAIRMAN**

Mark Davis stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, June 21, 2019.

### **COUNCIL REPORT**

Alderman Tim Elliott stated the City Council approved the recommendation from the May 2, 2019 Plan Commission Meeting, regarding Selfie Wall at 1412 Niedringhaus.

### **NEW BUSINESS-None**

### **UNFINISHED BUSINESS-Best Medical Trip-2241 Lincoln Ave. Special Use Review**

Steve Willaredt addressed the Board regarding Best Medical Trip at 2241 Lincoln Ave. and the complaints from residents of vehicle traffic blocking roadways, hours of operation and horns at all hours. The petition was originally brought before the board in 2014, and at that time, Best Medical Trip stated no additional parking would be required. He stated that he thought it was time to bring back before the Plan Commission for review.

**Attorney Bill Walker addressed the Plan Commission regarding the situation at 2241 Lincoln Ave., and Best Medical Trip. Mr. Walker stated that he had done a walk around at Best Medical Trip on June 5, 2019. He agreed that there were some issues, and one would be parking on Lincoln Ave. He stated that no Emergency vehicles would be able to get down Lincoln, at the time he was there, due to all of the vehicles. He witnessed a vehicle parked within 15 feet of the fire hydrant. Mr. Walker submitted a proposal to the Plan Commission that would not allow parking on Lincoln Ave. No parking near fire hydrant and add additional gravel parking in rear. The company will encourage the drivers to take the vehicles home. He explained that the business employs several locals and is a desired business that ferry's many people to and from their doctor's appointments. He expressed the wishes of the company to remain at this location in the City of Granite City.**

**Mark Davis stated the he drove by on Saturday and there were a lot of vehicles on the street and parked in the alley.**

**City Attorney Derek Filcoff asked how many cars do they have room for, with the added parking.**

**Mr. Walker answered they have room for 11 vehicles, but have 12 in their fleet. They encourage them to drive the vehicles home at night, but not all do so.**

**Florencia Rubio of 2235 Lincoln, who lives next door to Best Medical Trip, described the relationship between her and the neighboring business as very good. She sees no problems with the business. She explained that on many occasions they have been of great help to her and her family.**

**James Brankov and Shirley Roberts of 2236 E 24<sup>th</sup> St expressed their concerns against the business. They stated that they had a really good relationship with the previous owners of the business, but that they have had many issues since Best Medical Trip took over in 2014. Main concern being them working on the vehicles at the location and disposal of oil and noise. They brought pictures that were said to be taken of the location.**

**Mr. Walker confirmed that they take the vehicles to Rapid Lube for oil changes.**

**Ritch Alexander asked if they had considered relocating due to the growing business. Mr. Walker stated that other municipalities have approached them. (S Roxana) Ritch Alexander replied that he was not implying they should move from Granite City, only to another location in Granite City.**

**Mary Jo Akeman stated that she believes the company is between a rock and a hard place, where the company has become successful, which is causing parking issues, and thinks there are no easy answers to the situation. There are just too many cars.**

**Mr. Walker said hopefully parking in the rear of the property and adding parking spots in the back yard would help to rectify the problem.**

**Don Luddeke expressed his concerns to oil being disposed or spilled on the property, street or alley.**

**Mark Davis explained that there are derelict vehicles and oil pans full not just leaks. Much more than just parking issues.**

Steve Willaredt made clear that this is a residential area not commercial and there should be a limit on the amount of vehicles and that the parking spots would need to be paved with asphalt or concrete, not gravel. The Special Use in effect stated no additional parking needed. Vehicles should be limited. Use is being intensified and re-evaluation is needed.

Attorney Derek Filcoff explained that a time period would be necessary for the paving of the parking spaces in the rear of property.

MOTION By Roger Tracy, second by Wayne Reuter to approve the Continued Special Use of 2241 Lincoln Ave with restrictions. Motion carried.

**ROLL CALL VOTE**

Mark Davis	Yes	Shirley Howard	Yes	Don Luddeke	Yes
Mary Jo Akeman	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes				

The Special & Non-Conforming Use Checklist was completed by Commission member Mary Jo Akeman.

- a). Hours of Operation limited to: 5 am – 8 pm
- b). Days of operation: 7 days per week.
- c). Signage limited to: must comply with sign ordinance
- d). Screening required: No
- e). Additional parking required: Yes
- f). Any additional exterior lighting permitted? Ok
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: There will be a 6 month review at the December 5, 2019 Plan Commission Meeting. Owners have agreed to pave the parking spots by September 15, 2019. As well as all stipulations listed in their proposal... No parking on Lincoln Ave. or non-emergency horn blowing.

MOTION By Ritch Alexander, second by Roger Tracy to approve the restrictions for 2241 Lincoln Ave, Best Medical Trip. Motion Carried.

**ROLL CALL VOTE**

Mark Davis	Yes	Shirley Howard	Yes	Don Luddeke	Yes
Mary Jo Akeman	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes				

MOTION By Roger Tracy, second by Shirley Howard to adjourn the Plan Commission meeting. All in favor. Motion carried.

Respectfully submitted,  
*Melanye Weinhoff*  
Secretary,  
Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: June 6, 2019**

**Special Use Review—Best Medical Trip  
2241 Lincoln Ave**

**MOTION By Roger Tracy, second by Wayne Reuter to approve the Continued Special Use of 2241 Lincoln Ave with restrictions. Motion carried.**

**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Roger Tracy</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>
<b>Ritch Alexander</b>	<b>Yes</b>				

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**MOTION By Ritch Alexander, second by Roger Tracy to approve the restrictions for 2241 Lincoln Ave, Best Medical Trip. Motion Carried.**

**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>Yes</b>	<b>Shirley Howard</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>Mary Jo Akeman</b>	<b>Yes</b>	<b>Roger Tracy</b>	<b>Yes</b>	<b>Wayne Reuter</b>	<b>Yes</b>
<b>Ritch Alexander</b>	<b>Yes</b>				

**There will be a 6 month review at the December 5, 2019 Plan Commission Meeting.**

**\*\*\*\*\*End of Advisory Report\*\*\*\*\***